

82-0-20

74-7

JAMES F. MERRICK, JR., and MARY E. MERRICK, of Waterville, Kennebec County, State of Maine, for consideration paid, grant to JOHN A. GUIMOND and BARBARA M. GUIMOND of Fairfield, Somerset County, State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Fairfield, Somerset County, State of Maine, described as follows, to wit:

017412

08985

Beginning at a point on the northerly side of Savage Street sometimes known as Drummond Avenue, at a granite monument marking the municipal boundary line between the City of Waterville and the Town of Fairfield; thence N 28° 21' 50" W a distance of 833.7 feet along land of L. N. Violette Co., Inc. to a 2 inch iron pipe found set in the ground; thence N 29° 16' 23" E a distance of 663.50 feet along land of Annette Buck to a 2" iron pipe found set in the ground; thence N 62° 07' 05" W a distance of 100 feet to a 5/8" capped rebar set in the ground; thence along land to be retained by James F. and Mary E. Merrick, Jr., S 31° 52' 06" W a distance of 1097.63 feet to a 5/8" capped rebar set in the ground; thence along land of said Merricks S 60° 00' 00" E a distance of 225 feet to a 5/8" capped rebar set in the ground; thence along land of said Merrick N 29° 15' 23" E a distance of 307.86 feet to a 5/8" capped rebar set in the ground; thence along land of said Merrick S 28° 21' 50" E a distance of 586.89 feet to a 5/8" capped rebar set in the ground; thence S 60° 00' 00" E a distance of 133.46 feet to the point of beginning.

NO TRANSFER  
TAX PAID

Meaning and intending to convey a parcel of land containing 4.95 acres in the Town of Fairfield.

Also, the land in Waterville, Kennebec County, State of Maine, described as follows, to wit:

Beginning at a granite monument on the northerly side of Savage Street also known as Drummond Avenue marking the municipal boundary line between the City of Waterville and the Town of Fairfield; thence S 63° 30' 49" W following the northerly boundary of Drummond Avenue a distance of 70.04 feet to a 5/8" capped rebar set in the ground; thence N 28° 21' 50" W along retained land of James F. and Mary E. Merrick, Jr., a distance of 111.33 feet to a 5/8" capped rebar set in the ground; thence S 60° 00' 00" E along above described parcel 133.46 feet to the point of beginning.

Meaning and intending to convey a parcel of land containing 0.09 acres located in the Town of Waterville.

The foregoing lots are adjacent land and form a single lot.

The above described premises are conveyed subject to the easement for the benefit of other land of the grantors adjoining the conveyed lot for the common use of the driveway constructed by grantees, to service said adjoining land of grantors, the grantors to contribute a proportionate part of maintenance cost when using said driveway and with the right to pave the driveway; and with the right to use utility services installed by grantees for electricity, telephone, water, sewer, and other such services.

The within premises are conveyed subject to the following restrictions:

1. During the lifetimes of both grantors, the within premises shall not be sold to a third party without the prior written consent or release of the grantors, or

the survivor of them.

2. For a period of forty (40) years from the date of this deed, the above described premises, or any part thereof, shall not be conveyed to the adjoining owner of the lot described in this deed as the L. N. Violette Company lot, unless this restriction shall be released by grantors, or the survivor of them or their heirs or assigns.

For grantors' source of title see deed of Dorothy H. Merrick to grantors, dated February 10, 1982, recorded in the Registries of Deeds in Kennebec and Somerset Counties.

James F. Merrick, Jr. and Mary E. Merrick, husband and wife, both release all rights in the premises being conveyed.

WITNESS our hands and seals this 19th day of July, 1991.

James F. Merrick, Jr.  
James F. Merrick, Jr.

Mary E. Merrick  
Mary E. Merrick

STATE OF MAINE  
KENNEBEC, SS

July 19, 1991

Then personally appeared the above named Mary E. Merrick and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Terry H. Tweedie  
Terry H. Tweedie  
Notary Public

RECEIVED SOMERSET SS  
RECORDED FROM ORIGINAL

1991 JUL 24 AM 9:51

Margaret A. Fawcett  
REGISTER

RECEIVED KENNEBEC SS.

1991 AUG -6 AM 9:00

ATTEST: James F. Merrick, Jr.  
REGISTER OF DEEDS